
City of Riders

1040 2nd Street
Sturgis, SD 57785
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Planning Commission Agenda

The City of Sturgis Planning Commission will hold a regular meeting on Tuesday, May 6, 2014 at 5:30 p.m. in the front conference room at City Hall, 1040 2nd Street, Sturgis SD.

5:30 Call meeting to order

Approve minutes of April 4, 2014.

Update on recent Council actions and other matters related to Planning & Zoning.

Agenda Items (subject to changes announced at meeting time)

1. Zoning Amendment – Applicant(s): Glover Investments 411 Glover Street, Sturgis, SD and Harley James Roth, 11840 Ridgefield Court, Spearfish, SD 57783.

Owner/Representative: Dixie Olson, Properties Unlimited Realty

Description: Applicants are requesting a change to the zoning for their property located along Otter Road between Vanocker Canyon Road and Racoon Drive (parcel 01.73.05.2G described as Lot G2 of the SE1/4NE1/4 of Section 16, T5N.R5E of the B.H.M., City of Sturgis (see map). The property is not currently developed. The property is located within the Highway Service Zone and the applicant is requesting a change to General Industrial.

Purpose: The change to General Industrial will allow for the development of a new public utility service yard and office at that location.

Action Required: Review and make a recommendation to Council.

2. Conditional Use on Review – Applicant(s): Rachel Price - Samson Inc. 1151 Industry Road, Sturgis, SD

Owner/Representative: Rachel Price

Description: Applicant is requesting permission to host temporary vendors at their location in the Industrial Park during the Sturgis Motorcycle Rally. Vending dates would be July 22 – August 10, 2014 to coincide with the regular Temporary Vendor Licensing Permit time frame. At this time, temporary vending is not allowed in the Industrial Park.

Purpose: The applicant hopes to drive Motorcycle Rally attendees to their manufacturing plant location during the Rally. In addition to expanded retail opportunities, tours of the plant will also be offered to the public during this time.

Action Required: Review and make a recommendations to Council.

3. Zoning Variance – Applicant(s): Steve Blake, 1410 Blacktail Drive, Sturgis, SD

Owner/Representative: Steve Blake

Description: Applicant is requesting an 8 foot variance to build a roof extension onto his existing garage. The extension would go to the property lot line (side yard).

Purpose: The roof would cover the area where firewood is stored.

Action Required: Review and make a recommendation to Council.

4. Plat – Applicant(s): SRP Properties – Bill Phillips, 1921 Lazelle Street.

Owner/Representative: Shanon Vasknetz (Surveyor)

Description: Applicant is combining four individual lots (50, 50B, 51B and 61B) into one lot (SRP-3). In addition, the applicant is splitting lot 49 into two lots (SRP-1 and SRP-2). Lot SRP-2 will be used to build a new multi-family unit.

Zoning: General Residential 2

Purpose: Consolidation of lots on SRP-3 and new Construction of multi-family unit on SRP-2.

Action Required: Review and make a recommendation to Council.

5. Plat – Applicant(s): Vanocker Junction Subdivision – SPM Holdings of Sturgis (Scott Peterson) 10919 Country Club Road, Belle Fourche, SD.

Owner/Representative: Shanon Vasknetz (Surveyor)

Description: Final plat for Vanocker Junction Subdivision. This plat contains three lots within the Highway Service Zone. These lots will be for future commercial development.

Zoning: Highway Service

Purpose: Future development.

Action Required: Review and make a recommendation to Council.

6. Plat – Applicant(s): City of Sturgis 1040 Second Street, Sturgis SD

Owner/Representative: Staff

Description: New plat of Lot H1 of the SW1/4SW1/4 of Section 15, T5N, R5E, B.H.M., City of Sturgis, Meade County, SD. Corner of Vanocker Canyon Road and Pineview Dr.

Zoning: Highway Service

Purpose: Parcel identification to allow for future surplus.

Action Required: Review and make a recommendation to Council.

7. Preliminary Plat – Applicant(s): Robin & Melvin Zebroski, 1651 Ballpark Road, Sturgis, SD

Owner/Representative: Shanon Vasknetz (Surveyor)

Description: Lot HJ-1 and JH-2 of JH Subdivision. Located in the S1/2N1/2NE1/4SW1/4 of Section 9, T5N, R5E, B.H.M., Meade County, SD

Zoning: General Residential 1

Purpose: Preliminary Plat to split Lot HJ into Lot JH-1 and Lot JH-2. This will allow for new residential construction on Lot JH-1.

Action Required: Review and comment only.

8. Plat – Applicant(s): Megan Brown, 2005 Meadowlark Drive, Sturgis SD

Owner/Representative: Shanon Vasknetz (Surveyor)

Description: Final Plat of Lot 23N-A and Lot 23N-B of the Murray Tract #1, (Formerly Lot 23N of the Murray Tract #1) Located in the SW1/4SW1/4 of Section 9, T5N, R5E, B.H.M., City of Sturgis, Meade County, SD.

Zoning: General Residential 2

Purpose: Split Lot 23N into Lots 23N-A and Lot 23N-B. To allow for construction of a new residence. Preliminary plat was approved on March 4, 2014.

Action Required: Review and make a recommendation to Council.

All other items brought before the Planning & Zoning Commission by the public.